



**BerkeleyShaw**

## 39 Southport Road, Liverpool, L37 7AE

### Offers Over £325,000

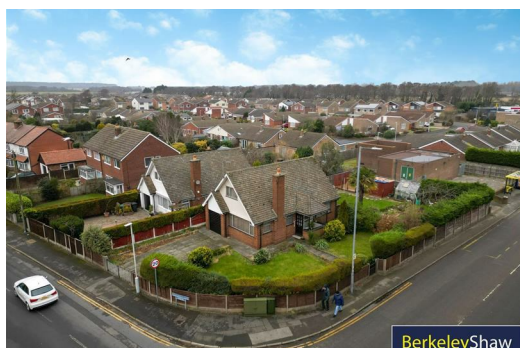
FREEHOLD - NO CHAIN

This EXTENDED, 3 bedroom detached house on Southport Road presents an exceptional opportunity for both families and investors alike. With a substantial corner plot position, garage and driveway (accessed from Deansgate Lane North) there is POTENTIAL to develop the existing property to personalise and expand according to your vision, whether you wish to enhance the existing space or create something entirely new. This property is not just a house; it is a canvas for your future FOREVER HOME.

Situated on a main bus route, this property boasts excellent transport links, making it easy to explore the surrounding areas. Furthermore, it is located within a highly regarded school catchment area making it an attractive option for families seeking quality education for their children. Formby is renowned for its National Trust Red Squirrel reserve and award winning beach. With the village the centre of the community offering independent shops, restaurants and bars. With Liverpool City Centre only 25 minutes direct train journey and easy access to motorways for commuters.

With two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it an ideal home for those who appreciate comfort and style.

The house features two DOUBLE bedrooms to the ground floor and one to first floor, two bathrooms one to each floor offering convenience for both residents and guests.





Porch

Hall

Lounge

14'4" x 13'4" (4.38 x 4.07)

Bathroom - Ground Floor

8'6" x 7'2" (2.61 x 2.19)

Bedroom 1 - Ground Floor

11'4" x 12'7" (3.46 x 3.86)

DOUBLE

Kitchen

12'6" x 11'4" (3.82 x 3.46)

Bedroom 2 - First Floor

14'4" x 10'6" (4.38 x 3.22)

DOUBLE

Bedroom 3 - First Floor

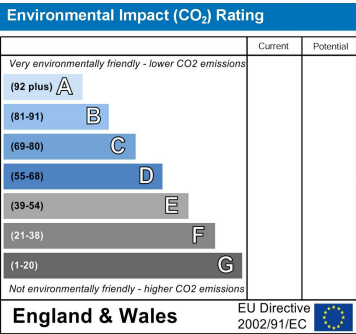
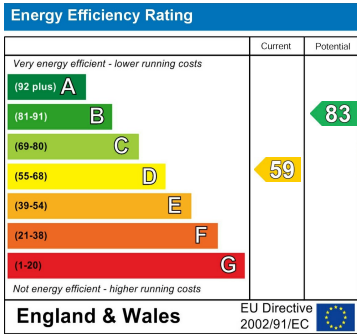
11'4" x 8'9" (3.46 x 2.69)

DOUBLE

Bathroom - First Floor

8'4" x 7'2" (2.56 x 2.19)

Garage



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans with dimensions (mm)



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